

There was a Regular meeting of the Wise County Redevelopment and Housing Authority Board of Commissioners on Tuesday July 8, 2014 at 4:30 p.m. at the John P. Vandiver Community Center in Coeburn, Virginia.

Upon roll call, the following members were present:

Robert Harrison
Terry Bates
Randy Carter
James Cooper
Eula Hughes
Gail Luntsford

Absent:

James Johnson
John Markham

Also present at the meeting was Attorney Greg Gilbert

Randy Carter opened the meeting with prayer, which was followed by the Pledge of Allegiance.

Chairman Harrison asked if there was any public comment. There was none.

Chairman Harrison asked if there were any corrections or changes to the minutes of May 20, 2014 board meeting. Eula Hughes made a motion to approve the minutes as received; the motion was seconded by James Cooper. All members voted aye.

Chairman Harrison asked if there were any changes or additions to the agenda. There were none. Randy Carter made a motion to approve the agenda; a second was made by Gail Luntsford. All members voted aye.

Chairman Harrison continued on with Old Business; Appalachian Towers. Mr. Salyer stated that Quesenberry's will soon start on Appalachian Towers and there may be a change order to the project to upgrade the sprinkler system. We have received a quote of \$32,000 from Quesenberry's to do the upgrade and we will also be getting a quote from Simplex Grinnell. Mr. Jack Mooney stated that it is time for the 5 year inspection on the fire alarm system and Simplex Grinnell will be doing the inspection. They are currently the company who does the maintenance on the fire alarm system at the Appalachian Towers and when they are finished with the inspection, they will determine if an upgrade is needed. The notice to proceed was given on June 18, 2014 and Quesenberry's was to start within 30 days. Chairman Harrison suggested to make sure there is a warranty if an upgrade is needed.

Chairman Harrison continued on to update on Stonebriar Apartments. Mr. Salyer stated the closing on the Stonebriar Apartments project should be on July 9, 2014. He stated that the

contractor has been on site and they will begin the renovations soon. There are now 5 vacancies at Stonebriar and they will be able to move people around instead of moving people out and back in.

Chairman Harrison moved on to New Business; 5 Year Plan. Mr. Salyer said every year the 5 Year Plan has to be updated. This is strictly HUD properties and what we do with the money we receive from HUD. This year we received \$231,000.00 dollars and that goes into Capital Improvements and is to be used to upgrade HUD properties. Mr. Salyer is required to meet with Shannon Scott, the Wise County Administrator and let him know what the plans are for this year. Mr. Salyer said he is also required to have a public hearing on the 5 year plan. This was published on May 22 and the hearing was held. Mr. Salyer asked for a motion on the Certification of Compliance with the PHA 5-year Plan for HUD properties and for Chairman Harrison to be able to sign on behalf of the Wise County Redevelopment and Housing Authority. Randy Carter made a motion to approve the Resolution; a second was made by James Cooper. All members voted aye.

Mr. Salyer continued on to the next item on agenda; appointment to the Tax Credit Board. Mr. Salyer and Attorney Greg Gilbert agree that the Tax Credit Board will need to meet and appoint someone to replace Mr. Fred Pack. Mr. Salyer said that we will have a combined meeting for August and the Tax Credit Board can appoint someone at that time.

Chairman Harrison continued on to Ralph Vandiver property maintenance. In 2002 when the property was bought to build John Vandiver Manor, an agreement was made between Charlie McConnell and Ralph Vandiver that Wise County Redevelopment and Housing Authority would mow the ditch line behind Ralph Vandiver's house monthly during mowing season. Mr. Salyer stated that he has a problem with spending tax dollars to maintain private property. The money to pay for this has to come out of John Vandiver Manor money, because neither HUD nor USDA will allow their money to be spent on private property. It cannot be found in the Minute Books where the board took any action on this matter, but Charlie McConnell seemed have the authority to negotiate the contract on the purchase of the property and one of the conditions for purchase was that the ditch be mowed. Randy Carter said he does not remember the board ever discussing this matter. Mr. Salyer said he just wanted to make the WCRHA Board aware that we are required to do this.

Chairman Harrison brought up that a Personnel Performance Appraisal form was included in your board packet, to be filled out on Executive Director Monty Salyer. Those can be turned in to Chairman Harrison at any time or at the next board meeting.

Chairman Harrison asked if anyone had any comments or questions. There were none. Randy Carter made a motion to adjourn; James Cooper seconded the motion. All members voted aye.